



**205 Scotia Point NW**  
**Calgary, Alberta**

**MLS # A2301193**



**\$615,000**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,326 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Quartz Counters, Storage		

**Inclusions:** N/A

Welcome to this beautiful one owner home only a block from Monsignor EL Doyle Elementary School and the Scenic Acres Community Association and only a few blocks down from Crowfoot Station shopping and LRT station. With 3 bedrooms up and one in the basement, this is the ideal home for your young family complete with a natural gas FIREPLACE in the living room with FRENCH DOORS that open up to the dining room and the white kitchen. Complete with an island and a new dishwasher, this kitchen will be the centerpiece for making meals at home with the family. Upstairs there is a large primary bedroom with his and her closets along with two bedrooms and a 4 piece bath. The basement is tastefully FULLY FINISHED with a very large REC ROOM and a 4th bedroom. Make your move today to an affordable home with a DOUBLE ATTACHED GARAGE in Scenic Acres.